



Doc ID: 012851320004 Type: OFF
 Kind: DECLAR SUPP
 Recorded: 03/07/2019 at 08:49:02 AM
 Fee Amt: \$52.00 Page 1 of 4
 Workflow# 0000178844-0001
 Delaware County, OH
 Melissa Jordan County Recorder
 File# 2019-00005247

BK **1623** PG **1773-1776**

BROSIUS JOHNSON & GRIGGS
 (BOX)
 1600 DUBLIN RD STE 100
 COLUMBUS, OH 43215

Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 3/6/19 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
 Delaware County Auditor By TGS

**FIRST SUPPLEMENTAL DECLARATION
 OF
 COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS
 FOR
 MILLBROOK SECTION 2
 (WILLOWBROOK)**

CROSS REFERENCES: Official Record Volume 1480, Page 2429, et seq.
 Official Record Volume 1621, Page 582, et seq.

This instrument was prepared by Julia E. Donnan, Esq., Brosius Johnson & Griggs, LLC
 1600 Dublin Road, Suite 100, Columbus Ohio, 43215

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS FOR MILLBROOK SECTION 2 (WILLOWBROOK) (the "First Supplemental Declaration"), is made on or as of the date set forth below, by MEDROCK, LLC, an Ohio limited liability company (the "Declarant").

BACKGROUND

A. On or about January 17, 2017, a plan of covenants, easements, conditions, restrictions and assessments for Millbrook Section 2 (Willowbrook) was created and established by the execution and recording of the Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Millbrook Section 2 (Willowbrook), recorded as Official Record Volume 1480, Page 2429, et seq., records of the Recorder's Office, Delaware County, Ohio (the "Declaration").

B. Pursuant to the provisions of Article I and Article XI of the Declaration, Declarant reserves the right, in its sole and unfettered discretion, to subject Additional Property to the provisions of the Declaration, at any time, and from time to time, by the execution and recording of a supplement or amendment to the Declaration specifying that such Additional Property is part of the Subdivision.

C. Declarant is the sole owner of the Additional Property more particularly described in Exhibit A attached hereto and incorporated herein by this and desires to submit said property to the covenants, easements, conditions and restrictions and all other terms and conditions of the Declaration and to annex and declare said property to be part of the Subdivision.

AMENDMENT

NOW THEREFORE, pursuant to the provisions of the Declaration, Declarant hereby declares that:

1. Defined Words and Phrases. Unless otherwise defined herein, capitalized words and phrases shall have the meaning assigned to such words and phrases in the Declaration.

2. Additional Property Added to the Community. The real property described in Exhibit A is hereby annexed to and made part of the Subdivision and shall be held, sold, conveyed, encumbered, leased, occupied, and improved subject to the covenants, easements, conditions, restrictions and assessments, and provisions of the Declaration, and all amendments and supplements thereto, which shall run with the real property described in Exhibit A and shall be binding upon, and inure to the benefit of, all parties now or hereafter having any right, title, or interest in such property or any part thereof, and their heirs, personal and legal representatives, successors and assigns. Each Lot identified on Exhibit A shall be a "Lot" as the term is defined in the Declaration.

3. Association. Upon the recording of this executed First Supplemental Declaration, each Owner or Owners of a Lot identified on Exhibit A shall automatically become a Member of the Willowbrook Homeowners' Association, Inc. (the "Association") to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Members of the Association during such time as the Owner owns the Lot in the Subdivision.


4. Maintenance of Boulder Drive Median Islands. Pursuant to the provisions of the plat of record for WILLOWBROOK SECTION 2, PHASE 1 AND PHASE 2A, the maintenance of the Boulder Drive median islands shall be the responsibility of the Association.

5. Effect of Amendment. In the case of conflict between the Declaration and this First Supplemental Declaration, the terms of this First Supplemental Declaration shall control. Any term or provision of the Declaration not amended by this First Supplemental Declaration shall remain the same and continue in full force and effect.

6. Severability. If any section, paragraph, sentence, clause or word in this First Supplemental Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State of Ohio, then the requirements of such law shall prevail and the conflicting provision or language shall be deemed void in such circumstance, provided that the remaining provisions or language of this First Supplemental Declaration shall continue in full force and effect.


IN TESTIMONY WHEREOF, Declarant has caused the execution of this First Supplemental Declaration on or as of this 6th day of March, 2019.

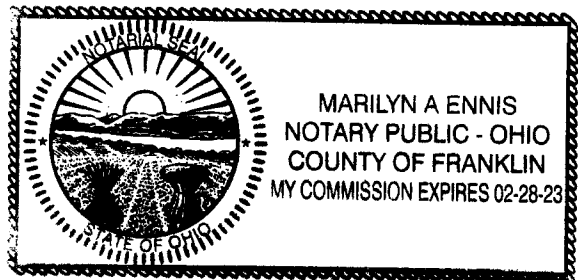
MEDROCK, LLC
an Ohio limited liability company

By: 
P. Ronald Sabatino, Managing Partner

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

The foregoing instrument was acknowledged before me this 6th day of March, 2019, by P. Ronald Sabatino, the Managing Partner of Medrock, LLC, an Ohio limited liability company, on behalf of the limited liability company.


Notary Public



**FIRST SUPPLEMENTAL DECLARATION
OF
COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS
FOR
MILLBROOK SECTION 2
(WILLOWBROOK)**

EXHIBIT A

Situated in the State of Ohio, County of Delaware, City of Delaware, and being Lot 12529 through Lot 12571, both inclusive, all of WILLOWBROOK SECTION 2, PHASE 2 AND PHASE 2A, as the same are numbered, designated and delineated on the recorded plat thereof, of record as Official Record Volume 1621, Page 582, et seq., Recorder's Office, Delaware County, Ohio.